

Message Text

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INFO OCT-01 EUR-12 ISO-00 CIAE-00 COME-00 DODE-00 DOTE-00

EB-07 FMC-01 INR-07 NSAE-00 RSC-01 CG-00 COA-01

DLOS-03 ABF-01 OMB-01 TRSE-00 PA-01 PRS-01 USIA-06

OIC-02 AF-06 ARA-06 EA-06 NEA-09 L-02 /084 R

DRAFTED BY IO/TRC:CJGRIP:MJF

APPROVED BY IO/TRC:CJGRIP

IO/UN/BAPS:CPJUNK

EB/TT/MA:RBANK

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P 062220Z FEB 75

FM SECSTATE WASHDC

TO AMEMBASSY LONDON PRIORITY

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E.O. 11652: N/A

TAGS: PORG, IMCO

SUBJECT: IMCO HEADQUARTERS FACILITIES

REF: LONDON 1722

1. FOLLOWING ARE OUR INITIAL REACTIONS TO UK PROPOSAL WHICH U.S. REPRESENTATIVE MAY DRAW UPON IN WORKING GROUP MEETING FEBRUARY 7:

2. WE DO NOT BELIEVE HMG LOAN PLAN SHOULD BE ACCEPTED AT THIS STAGE AS "BASIS FOR NEGOTIATION", AS UK LETTER PROPOSES, BUT RATHER AS WELCOMED INDICATION THAT UK APPARENTLY IS MORE PREPARED NOW THAN HERETOFORE TO GRAPPLE WITH REALITIES OF IMCO HEADQUARTERS PROBLEM. SWITZERLAND, WHICH IS SPECIAL CASE BECAUSE IT HOSTS NUMBER OF SPECIALIZED AGENCIES, HAS ARRANGED NO-INTEREST OR LOW INTEREST LOANS FOR ILO, ITU, WHO, WMO, WIPO, AND PALAIS DES NATIONS, ITS
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RENOVATION AND EXTENSION. ELSEWHERE, HOWEVER, HOST

GOVERNMENTS HAVE ASSUMED GREATER RESPONSIBILITY. FAO RENTS THREE OF ITS FOUR BUILDINGS FROM ITALY AT COST OF ONE DOLLAR A YEAR. AUSTRIAN AUTHORITIES ARE CONSTRUCTING "UN CITY" FOR OCCUPANCY IN 1978 BY IAEA, UNIDO AND 500 UNHQ PERSONNEL AT CHARGE OF ONE SCHILLING PER YEAR FOR 99 YEARS TO EACH ORGANIZATION. UNESCO PAYS NOMINAL LAND RENT FOR BUILDINGS ONE, TWO AND THREE COUPLED WITH INTEREST-FREE LOAN, ALTHOUGH NO ASSISTANCE IS PROVIDED FOR BUILDINGS

FOUR AND FIVE, AND POSSIBILITIES FOR LOW INTEREST LOAN FOR BUILDING SIX NOW UNDER CONSIDERATION. CANADA PAYS 80 PERCENT OF ICAO RENT.

3. UK LOAN OFFER ITSELF NEEDS FURTHER CLARIFICATION. WHAT PORTION OF TOTAL COSTS WOULD IT COVER? WOULD TOTAL COSTS INCLUDE FURNISHINGS? WHAT WOULD BE RATE OF INTEREST AND PERIOD OF LOAN? WHAT ARE IMPLICATIONS OF POINT UK LETTER MAKES ABOUT UK RIGHT OF APPROVAL OF SITE?

4. NOW THAT UK TOO IS POINTED TOWARD NEW HEADQUARTERS SITE, WE NEED TO EXAMINE HOW IMCO CAN GET OUT OF ITS PRE-SENT 21 YEAR LEASE AND WEIGH FINANCIAL IMPLICATIONS OF ENTIRE MOVE. KISSINGER

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Message Attributes

Automatic Decaptioning: X
Capture Date: 01 JAN 1994
Channel Indicators: n/a
Current Classification: UNCLASSIFIED
Concepts: n/a
Control Number: n/a
Copy: SINGLE
Draft Date: 06 FEB 1975
Decaption Date: 01 JAN 1960
Decaption Note:
Disposition Action: RELEASED
Disposition Approved on Date:
Disposition Authority: MorefiRH
Disposition Case Number: n/a
Disposition Comment: 25 YEAR REVIEW
Disposition Date: 28 MAY 2004
Disposition Event:
Disposition History: n/a
Disposition Reason:
Disposition Remarks:
Document Number: 1975STATE027700
Document Source: CORE
Document Unique ID: 00
Drafter: CJGRIP:MJF
Enclosure: n/a
Executive Order: N/A
Errors: N/A
Film Number: D750044-0668
From: STATE
Handling Restrictions: n/a
Image Path:
ISecure: 1
Legacy Key: link1975/newtext/t19750265/aaaacgmd.tel
Line Count: 84
Locator: TEXT ON-LINE, ON MICROFILM
Office: ORIGIN IO
Original Classification: LIMITED OFFICIAL USE
Original Handling Restrictions: n/a
Original Previous Classification: n/a
Original Previous Handling Restrictions: n/a
Page Count: 2
Previous Channel Indicators: n/a
Previous Classification: LIMITED OFFICIAL USE
Previous Handling Restrictions: n/a
Reference: 75 LONDON 1722
Review Action: RELEASED, APPROVED
Review Authority: MorefiRH
Review Comment: n/a
Review Content Flags:
Review Date: 31 MAR 2003
Review Event:
Review Exemptions: n/a
Review History: RELEASED <31 MAR 2003 by BoyleJA>; APPROVED <19 MAY 2003 by MorefiRH>
Review Markings:

Margaret P. Grafeld
Declassified/Released
US Department of State
EO Systematic Review
05 JUL 2006

Review Media Identifier:
Review Referrals: n/a
Review Release Date: n/a
Review Release Event: n/a
Review Transfer Date:
Review Withdrawn Fields: n/a
Secure: OPEN
Status: NATIVE
Subject: IMCO HEADQUARTERS FACILITIES
TAGS: AORG, IMCO
To: LONDON
Type: TE
Markings: Margaret P. Grafeld Declassified/Released US Department of State EO Systematic Review 05 JUL 2006